

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: James L. Broadhurst Judith M. Broadhurst  Debtor(s)  AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE  Movant  v. James L. Broadhurst Judith M. Broadhurst and Kenneth E. West, Esquire  Respondents	19-15031 AMC  Chapter 13 Proceeding
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21-0201

**ORDER**

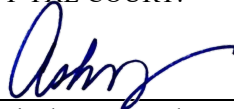
AND NOW, this 1st day of November, 2023, it is hereby ORDERED AND DECREED that the automatic stay of 11 U.S.C. §362(a) is hereby modified to permit, AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE and/or its successors and assigns to proceed with foreclosure on the property located at 718 10th Avenue, Prospect Park, PA 19076 and obtain all other Relief available under the Non-Bankruptcy law.

Upon the order being granted and entered, AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE shall have the continuing authority to contact the Debtor(s) directly to determine intent regarding the property and/or to verify vacancy of the home.

It is further ORDERED AND DECREED, that relief granted by this order shall survive the conversion of this bankruptcy case to a case under any other Chapter of the Bankruptcy Code.

It is further ORDERED AND DECREED, that Bankruptcy Rule 4001(a)(3) is not applicable and Movant is allowed to immediately proceed with foreclosure and all other relief available under the Non-Bankruptcy law.

BY THE COURT:



United States Bankruptcy Judge  
Ashely M. Chan

Interested Parties:  
Karina Velter  
Attorney for Movant

Michael A. Cibik, Esquire  
Attorney for Debtor(s)

James L. Broadhurst  
Judith M. Broadhurst  
Debtor(s)

Kenneth E. West, Esquire  
Trustee